

# INTEROFFICE MEMORANDUM

TO:           Select Board                           Recreation Director   Town Manager  
               Assessor                           Town Planner       Chair, Planning Commission  
               Town Engineer               Building Inspector   Chief of Police  
               School Superintendent       Town Clerk       Economic Development Dir  
               Chief Financial Officer

FROM:       Sarah Hadd, Interim Director of Planning and Zoning

DATE:       AUGUST 10, 2009

RE:         Monthly Report - JULY 2009 (FY 2009-2010)

BUILDING	PERMITS ISSUED	PERMITS ISSUED	CONSTRUCTION VALUE		
	MONTH	YEAR TO DATE	MONTHLY VALUE	YEAR TO DATE	PREVIOUS YEAR
Residential Single family					
Residential Multi-family					
Residential w/access apt					
Convert single family to duplex					
Convert Seasonal to year-round					
Residential alt	16	16	186,771	186,771	243,090
Multi-family alt					
Residential misc	11	11	69,800	69,800	107,193
Residential mobile home					
Mobile home replacement					
Retaining walls	1	1	4,500	4,500	30,000
Swimming pools					
Agricultural Agricultural alt					
Commercial Commercial alt	1	1	601,655	601,655	376,500
Industrial Industrial alt					
Institutional Misc	1	1	187,503	187,503	
Institutional alt	1	1	739,850	739,850	
Governmental					
Site Develop Residential					
Site Dev Commercial	1	1	1,000,000	1,000,000	
Demolition	1	1	25,000	25,000	
Signs					
<b>TOTAL</b>	<b>35</b>	<b>35</b>	<b>2,815,079</b>	<b>2,815,079</b>	<b>756,783</b>

Construction value does not equal market value. Current tax rate ( RESIDENTIAL 2.3439/NON-RESIDENTIAL 2.6870 x assessed value yields possible increase in grand list.) Number in parenthesis represents total number of dwelling units.

## PERMITS ISSUED

	MONTH #	YTD #
Septic Permits /State WW Permit Excavation within ROW Permit	3	3
TOTAL PERMITS	<u>3</u>	<u>3</u>

## BUILDING/SITE INSPECTION PROGRAM

Updated/Disclosure		
Compliance Letters	11	11
Building Inspections	42	42
Certificates of Occupancy	32	32
Health Violations	4	4
Septic Inspections	27	27
Site Inspections	23	23
Zoning Violations/Complaints	21	21
Total	160	160

## MEETINGS HELD

Planning Commission	1	1
Development Review Board	1	1

## DEVELOPMENT REVIEW BOARD APPLICATIONS

APPLICATION TYPE	RECEIVED	APPROVED	DENIED	RECESSED	WITHDRAWN
Dimensional Variance					
Conditional Use					
Variance			1		
Appeal		1		1	
Sketch Plan App Review	1				
Preliminary Plat App					
Final Plat App	1	1			
Site Plan App	1	1			
Site Plan Waiver	3				
Certificate of Approp					
Final Plat Amendment					
<b>TOTAL</b>	<b>6</b>	<b>3</b>	<b>1</b>	<b>1</b>	

**DEVELOPMENT REVIEW BOARD APPLICATIONS APPROVED****APPROVED WITH CONDITIONS:**

**NORMAN BURNETT** – *Recessed on June 24, 2009* - Appeal of Zoning Administrator's letter dated May 8, 2009 stating that reconfiguration of curb cuts & driveways will not be allowed to cross the Town's stormwater easement as currently configured. Subject properties are located at 114 Hilltop Court and Tax Map 22, Parcel 195 and Lot #5 Hilltop Court, Tax Map 9, Parcel 5.

**MARK AND MAJORIE GADUE AND ALINE AND LEE STIRLING** – Site Plan application for the construction of a single family residence on an undeveloped lot without frontage on a public road per Section 2.04(f) of the Zoning Regulations. Subject property is located on Porters Point Road, Tax Map 44, Parcel 4-5.

**WILLIAM CHESBROUGH AND RICHARD AND ERIKA BRACKENBURY** – Final Plat application to subdivide a 25.59 acre parcel into 8 lots each with a proposed single-family dwelling. Subject property located at 203 Colchester Pond Road, Tax Map 9, Parcel 18.

**SKETCH PLAN APPLICATIONS REVIEWED**

NONE

**DEVELOPMENT REVIEW BOARD APPLICATIONS DENIED**

**ALBERT GENTES** - Variance request of Section 2.09 of the Zoning Regulations for an accessory building where total square footage would exceed 50% of the ground floor of the principal structure. Subject property is located at 851 Sand Road, Tax Map 9, Parcel 41-2.

**DEVELOPMENT REVIEW BOARD APPLICATIONS WITHDRAWN**

NONE

**DEVELOPMENT REVIEW BOARD APPLICATIONS RECESSED**

**JAMES CHASE** - Appeal of the Zoning Administrator's letter dated May 14, 2009 for the operation of a residential marina without proper approvals or permits. Subject property is located at 1149 East Lakeshore Drive, Tax Map 68, Parcels 17 and 18.

**DEVELOPMENT REVIEW BOARD HEARINGS TO BE HELD**

**ALBERT GENTES – Request for Reconsideration** - Variance request for an accessory building where the total square footage would exceed 50% of the ground floor of the principal structure. Subject property is located at 851 Sand Road, Tax Map 9, Parcel 41-2.

**JAMES CHASE – Recessed on July 8<sup>th</sup>** - Appeal of the Zoning Administrator's letter dated May 14, 2009 for the operation of a residential marina without proper approvals or permits. Subject property is located at 1149 East Lakeshore Drive, Tax Map 68, Parcels 17 and 18.

**WILLIAM WETHERBEE** – Site Plan application for the construction of a 170' x 110' pond. Subject property is located at 467 Depot Road, Tax Map 9, Parcel 6-2.

**JOSEPH THIBAUT, EMILE AND THELMA THIBAUT** - Final Plat application to subdivide a 12.1 acre parcel with an existing duplex into 4 lots: 1) lot #1 a 1.84 acre lot with existing duplex, 2) lot #2 a 1.45 acre parcel with a proposed single-family residence; 3) lot #3 a 1.45 acre parcel with a proposed single-family residence; and 4) a 7.39 acre lot for future residential use. Subject property is located at 2133 Malletts Bay Avenue, Tax Map 3, Parcel 51.

**BURLINGTON INVESTMENT GROUP, LINCHRIS HOTEL CORP. AND RITA ST. GELAIS** – Sketch Plan application that will include: 1) a boundary line adjustment to combine two lots; 2) demolition of existing residence and construction of a 4,520 sq. ft. restaurant; and 3) convert existing restaurant to retail space. Subject properties are located at 38 and 18 Lower Mountain View Drive, Tax Map 1, Parcel 20 and 21.



<u>Project</u>	<u>Description</u>	<u>Location</u>	<u>Contact</u>	<u>Expiration</u>	<u>Acreage Disturbed</u>	<u>Project Acreage</u>	<u>Lot Coverage</u>	<u>Status</u>
Acabay	Conditional Use application for the establishment of an educational use in a Commercial District	261 Mountain View Drive, Tax Map 3, Parcel 203	Acabay	11/14/08	None	4.93	No change	Approved
Camp Dudley @ Kiniya	Master Plan to include : 1) construction of a new multi-use building; 2) remove and relocate Cabins 1 – 8; 3) replace an eleven bed cabin; 4) reconstruct/replace 4 or 5 cabins on same location; 5) demolish existing staff cabins and construct a 30' x 40' staff cabin; 6) construct new motor boat shed (5 bays); 7) new pavilion at Jr. beach; 8) addition to barn, dining hall, infirmary, arts and crafts, shop and office; 9)	1317 Camp Kiniya Road, TM 79, P 2	Camp Dudley at Kiniya YMCA II, LLC	05/14/18	7.5	134	0.07%	Approved

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	construction of new cabins							
DEW	2 Multi-unit buildings with mini- storage	Map 22, Parcel 179- 1	DEW Construction		less than 1 ac.	17.11		Preliminary Plat Approval

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Colchester Town	Site Plan application to amend a previously approved Site Plan for the Town of Colchester property. The amendment consists of: 1) constructing a 7,200 sq. ft. Town Office building with associated parking and circulation; 2) modifications to the existing building and parking area	779 and 835 Blakely Road, Tax Map 7, Parcels 57 and 57-1	Bryan Osborne, Town of Colchester	Expires 6/27/08	1 to 5 ac.	3.72	32.4% and 35.8%	Completed
Colchester School District	Construction of five athletic fields including four multi-use fields and a baseball diamond	Laker Lane, Tax Map 6, Parcel 21	Colchester School District	Expires on 6/13/09	12.9 acres	36.97	17.60%	Under Construction
Cooper Family First LTD Partnership	19,092 square foot warehouse addition	784 Hercules Drive, tax map 1, parcel 20-26	Burlington Food Service	No Expiration	1 to 5 ac.	5	Up to 80%	Building more than 50% complete



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Fletcher Allen Health Care	Paving and making permanent a temporary gravel parking lot for 150 parking spaces primarily used for commuters to the Fletcher Allen Facility	792 College Parkway, Tax Map 19, Parcels 23 & 23-1	Dave Kelty	Expires 5/24/07	1.38 ac.	21.84	9%	Undergoing State Permitting
Gourmet Properties LLC	1) Demolition of a 1,397 square foot standard restaurant and bar, 2) combining a vacant .34 acre parcel with the .59 acre restaurant parcel, and 3) construction of a 3,900 sq. ft., five-bay car wash	38 Roosevelt Highway, Tax Map 1, Parcels 26 & 27	O'Leary-Burke	Expires 1/23/09	less than 1 ac.	0.94	54.90%	Completed

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Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 12,400 square feet of retail space, 34,040 square feet of office/commercial space, 4,050 square feet of restaurant space and 4,050 square feet of daycare space.	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robin Jeffers at SD Ireland	Expires on 8/29/12	More than 5 ac.	86.7	13.40%	Pending Act 250
Ireland Industries, Inc.	97,059 square feet of mixed office, commercial, retail and restaurant space	Tax Map 8 Parcel 37 & 37-1	SD Ireland	Expires June 11, 2012	over 5 ac.	42.19	32.00%	Dev. Under Construction
Kurzette Properties	864 square foot accessory structure for storage of equipment associated with the general office	474 Prim Road, Tax Map 49, Parcel 24	Laurie Goldsmith	Expires on 6/13/08	less than 1 ac.	0.46	23.70%	Dev. Under Construction

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	use							
Murphy D/B/A Burlington News Agency	Construction of two general office buildings: Phase I a 10,600 sq. ft. building and Phase II a 10,000 sq. ft. building	30 & 36 Hercules Drive, Tax Map 1, Parcels 20-6 & 20-7	Wiemann-Lamphere Architects	Expires on May 28, 2010	greater than 1 ac.	3.3	29%	Site work under construction
RL Vallee	a 1900 square foot addition with 48 seat fast food restaurant to convenience store	Roosevelt Highway, Tax Map 17, Parcel 9	Steve Vock - CEA	No Expiration	1 to 5 ac.	2.5	Up to 60%	Building more than 50% complete
Starbuck Associates/Aquatec	21,600 square foot addition	208 South Park Drive, Tax Map 1, Parcel 24-5	Weimman Lamphere Architects	Expires 9/22/08	1 to 5 ac.	9.76	Up to 60%	Expired

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Sisters & Brother	Site Plan application to amend a previously approved Site Plan for a Dunkin-Donuts with a drive-thru window. The amendment consists of: 1) removal of the existing Dunkin-Donuts Store; 2) removal of existing shed; and 3) construction of a 7,250 sq. ft. shopping center, including Dunkin-Donuts with a drive-thru window	25 and 39 Macrae Road., Tax Map 41, Parcels 97 and 98.	Trudell Consulting Inc.	Expires on 4/25/08	1 to 5 ac.	1.5	55.00%	Dev. Under Construction
Sisters & Brother	Site Plan to construct a 2000 sq. ft. retail food establishment with 3 pumps for a total of 6 fueling stations	883 & 885 College Parkway and 192 and 206 Johnson Avenue, Tax Map 19, Parcels 21 & 22	Trudell Consulting Inc.	Expires on 4/26/07	less than 1 ac.	0.83	58.00%	Appealed to Court

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Tomar Management	18,972 square foot office building (Building B)	401 Water Tower Circle, Tax Map 3, Parcel 188	Systems & Software - Burt Wiley	No Expiration	1 to 5 ac.	3.19	Up to 80%	PUD more than 50% complete (Building A)

<b><u>Project</u></b>	<b><u>Remaining Lots / Units</u></b>	<b><u>Location</u></b>	<b><u>Contact</u></b>	<b><u>Acreage Distrubed</u></b>	<b><u>Project Acreage</u></b>	<b><u>Lot Coverage</u></b>	<b><u>Status</u></b>
Antell	1 lot	645 Colchester Point Road, Tax Map 34, Parcel 77	Donna Antell	less than 1 ac.	1.86	Up to 20%	
Barney Point	1 lot	Map 33 Parcel 62 Colchester Point	Marilyn Cipola	less than 1 ac.	0.7	Up to 20%	
Barrows	1 lot	1519 Porters Point Road, Tax Map 46, Parcel 21	Gerri & Cory Barrows	less than 1 ac.	0.7	Up to 20%	
Brackenbury	8 lots	203 Colchester Pond Road, Tax Map 9, Parcel 18	William Chesbrough	More than 5 ac.	25.59	Up to 20% for each lot	Preliminary Plat Approval
Brossuea, Laretta & Fitzgerald, Daniel & Christine	26 unit Planned Residential Development on a 34.3 acre lot	80 Jasper Mine Road and 172 Watkins Road, Tax Map 16, Parcels 16 & 20	David Burke	More than 5 ac.	34.3	Up to 20%	Act 250 denial appealed to Ecourt
Farmington Hills	8 lots & 8 units	Tax Map 28 Parcel 85	Hergenrother Construction	over 5 ac.	9	Up to 20%	Dev. Under construction
Gardner - Aikey Lane	four residential lots	1312 Jasper Mine Road, Tax Map 16, Parcel 69	Gardner Construction	over 5 ac.	6.03	Up to 20%	
Gardner – Fern Ct.	1 lot	Tax Map 39 Parcel 011032	Gardner Construction	1 to 5 ac.	11.8	15.10%	
Gentes Subdivision	1 lot	Tax Map 9 Parcel 041003 54 Sand Road	Edwin Blow	1 to 5 ac.	3.7	Up to 20%	

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Hayward, Nathaniel	Planned Residential Development on 22 undeveloped acres consisting of: 1) 14 single family lots, 2) two common area parcels, and 3) installation of a new public road	Niquette Bay Road, Tax Map 17, Parcels 15-1	Nathaniel Hayward	More than 5 ac.	22	Up to 20%	
Ireland Industries, Inc.	Final Plat application to subdivide four existing parcels for a total of 86.7 acres into seven lots. The project will be developed as a Planned Unit Development to accommodate 206 residential dwelling units	Intersection of US Routes 2 & 7 and Blakely Severance Road, Tax Map 4, Parcels 30-1, 30-2, 30-3 and 32	Robina Jeffers at SD Ireland	More than 5 ac.	86.7	13.40%	Pending Act 250
Ireland Industries, Inc.	152 units	Tax Map 8 Parcel 37 & 37-1	SD Ireland	over 5 ac.	42.19	32%	Dev. Under construction
Lefebvre	1 lot	Tax Map 69 Parcel 19 Bay Road	Parcel 19 - Donald Richard 32 Burling St. Winooski	over 5 ac.	7.3	Up to 20% each	

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Marble Island	Final Plat application to amend a previously approved Planned Residential Development. The amendment consists of: 1) elimination of 27 previously approved condominium units; 2) amendments to the footprint and massing of 10 previously approved condominium units, 3) 45 single-family house lots, 4) amendments to site amenities including but not limited to circulation, open space, community pool space, the elimination of the golf course and associated amenities, and road improvements.	Tax Map 57 Parcel 9	J.L. Davis Realty	over 5 ac.	61.47	Up to 60%	Dev. Under construction
Mazza, Dick – Ford Lane	1 lot	Tax Map 39, Parcel 14	Dick Mazza	less than 1 ac.	0.92	Up to 20%	
Morrisseau, Mary Beth	1 new lot	241 Sand Road, Tax Map 38, Parcel 3	Mary Beth Morrisseau	less than 1 ac.	0.96	Up to 20%	



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North Harbor	26 lots/units	Tax Map 16, Parcel 119, 120, 121, 145	Brad Gardner	1 to 5 ac.	12.58	Up to 20%	Waiting for potable water.
Orchard Shore Estates	3 lots	Tax Map 78 Parcels 9-1, 9-3 & 9-9	Wegner, Malone & Meserole	1 to 5 ac.	8.4	Up to 20%	Lots under private ownership
Owls Glen	113 Unit PUD	Roosevelt Highway and Severance Road, Tax Map 8, Parcel 38-2.	Sterling Construction	>5	63.4	Up to 70%	Pending Act 250
Powell	Create five additional lots that will result in a total of 7 single-family lots	133 and 354 Platt Road, Tax Map 78, Parcel 19 and Tax Map 77, Parcel 2	John Powell	>5	22	Up to 20%	Preliminary Plat Approval
Sowles	1 lot	1608 Porters Point Road, Tax Map 46, Parcel 25-1	Perkins Trust	1 to 5 ac.	1.15	Up to 30% each lot	Lot under private ownership
Tara LLC	1 new lot	10 Thayer Beach Road, Tax Map 53, Parcel 010012	O'Leary - Burke Civil Assoc.	less than 1 ac.	18.5	Up to 30% each lot	
Village Associates "Brookside"	42 Unit PRD (rental units for Champlain Housing)	3 Malletts Bay Avenue, Tax Map 28, Parcel 9	Champlain Housing	over 5 ac.	24.4	Up to 20%	

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Wedgewood	subdivide a vacant 12.4 acre parcel into nine single family lots	1258 Severance Road, Tax Map 4, Parcel 10	O'Leary - Burke Civil Assoc.	More than 5 ac.	12.4	Up to 30% each lot	Dev. Under construction
Wichmann, Mary Ann	1 new lot	Coon Hill Road, Tax Map 14, Parcel 15-3	Henk Wichmann	1 to 5 ac.	25	Up to 20%	Env. Court released for dev.